

# DETACHED GARAGES



*This handout is for informational purposes only it should not be viewed as comprehensive. The provisions of the City's adopted codes prevail.*

## **Document Submittal List**

- Permit Application
- Recent plat of survey (to scale) with location and dimensions of existing and proposed structures, easements, and utilities indicated on the plat.
- Building plan and elevation drawings with all dimensions of the proposed structure. Drawings should be signed and sealed by a licensed design professional.
- Complete scope of work.
- Copy of signed contract between builder and owner. (Not required if owner is performing work)
- List of contractors. (Not required if owner is performing work)
- Copy of electrician's license. (Not required if owner is performing work)
- Copy of roofer's license. (Not required if owner is performing work)

**Failure to provide any of the above documents may result in processing delays.**

## **General Information and Fees**

- A permit is required to construct detached garages.
- The application review period usually averages three weeks. The applicant will be contacted via email when the permit is ready for issuance and payment.
- If work commences prior to permit issuance, the building permit fee shall be doubled.
- A list of required inspections is provided on the reverse side of the permit. Inspections must be scheduled at least one day prior to the desired inspection date by calling the Warrenville Community Development Department (630-393-9050) or online [here](#).
- A permit may become invalid if work does not begin within 180 days of issuance, or if construction has been halted and not resumed for a period of 180 consecutive days.
- Homeowner Association (HOA) approval may be required before commencing work. The issuance of a permit does not exempt HOA rules and regulations.
- It is the homeowner/contractor's responsibility to have underground utilities located not less than 48 hours before digging commences by calling J.U.L.I.E (811).
- Fees: \$325.00

- Bond: \$100.00 building bond for accessory structures up to 120 square feet or a \$200.00 building bond for accessory structures greater than 120 square feet, must be paid at the time of building permit issuance and will be refunded upon completion and approval of the project in accordance with all applicable City Ordinances. Refund will be paid in the manner in which it was initially submitted.
- All work performed shall comply with the 2021 International Residential Code and all local amendments.
- Approved construction documents shall be available on site.
- Any changes to the approved plans must be submitted to the Building Department in writing for review and approval prior to construction.

## Engineering Requirements

The City of Warrenville adopted the [DuPage County Stormwater and Floodplain Ordinance](#) and administers its requirements in the review of permits. The requirements below may apply to your permit, and a [Stormwater Management Certification Application](#) may be required.

- If 2,500 square feet or more of net new impervious area has been constructed on your property since 2013, a Post Construction Best Management Practice for stormwater (examples include dry wells, rain gardens, bioswales) will most likely need to be installed as part of your project.
  - A licensed professional engineer/land surveyor or other design professional may be required to create a site plan and BMP design.
  - An as-built plan/final survey may also be required as part of the project.
- If your property contains **floodway, floodplain, wetlands or buffers**, contact engineering staff for requirements at The Community Development Department 630-393-3050.

## Zoning Regulations

- Detached garages are not permitted in any type of easement.
- Maximum height of garage:

• On Lots less than 18,000 sf.	• 23 feet*
• On Lots 18,000 sf. – 40,000 sf.	• 24 feet*
• On Lots greater than 40,000 sf.	• 27 feet
• In R-6 Districts	• 18 feet

- \*Maximum eave height shall not exceed ten feet. The eave height is the vertical dimension between finished floor and the top of the lowest edge of roof plywood.
- Detached Garages shall not exceed 20% of the required rear yard. This 20% is cumulative for all accessory structures in the rear yard excluding areas occupied by open patios, decks, and swimming pools. Accessory structures shall not exceed 40% of the actual rear yard area between the back of the house and the rear property line.
- A detached garage shall be separated not less than eight feet from the principal building and not less than six feet from other accessory buildings.

- Detached garages must be located outside the required front yard and corner side yards (see [Zoning Ordinance Appendix](#) for a yards exhibit).
- Detached garages located in the required interior side yard must be at least three feet from the interior side property line.
- Detached garages proposed in the required rear yard may be setback a minimum of three feet from the property line, provided they are not located within any easement.
- See **Table 4A: Residential District Requirements** for required yard dimensions. Subdivisions approved through the Planned Unit Development (Summerlakes, Edgebrook, Herrick Woods, etc.) process have their own yard requirements. Contact Community Development Department staff for more information
- Detached garages over 1,000 square feet in ground floor area shall be setback 20 feet from side and rear property lines.
- Maximum ground floor area of any detached garage and cumulative for all accessory buildings on the property in Residential Districts shall not exceed:

On Lots up to 18,000 sf.	650 sf.
On Lots 18,000–40,000 sf.	825 sf.
On Lots greater than 40,000 sf.	2.5% of the lot size, up to a maximum size of 2,000 sf.

- Detached garages are subject to the maximum lot coverage requirements.

Lot size	Maximum Lot coverage, whichever is greater
>= 30,000 sf.	28% or 9,599 sq. ft.
>= 14,000 sf. and < 30,000 sf.	32% or 5,039 sq. ft.
>= 10,000 sf. and < 14,000 sf.	36% or 3,999 sq. ft.
>= 7,000 sf. and < 10,000 sf.	40% or 3,080 sq. ft.
< 7,000 sf.	44% without limitation on the number of sq. ft.

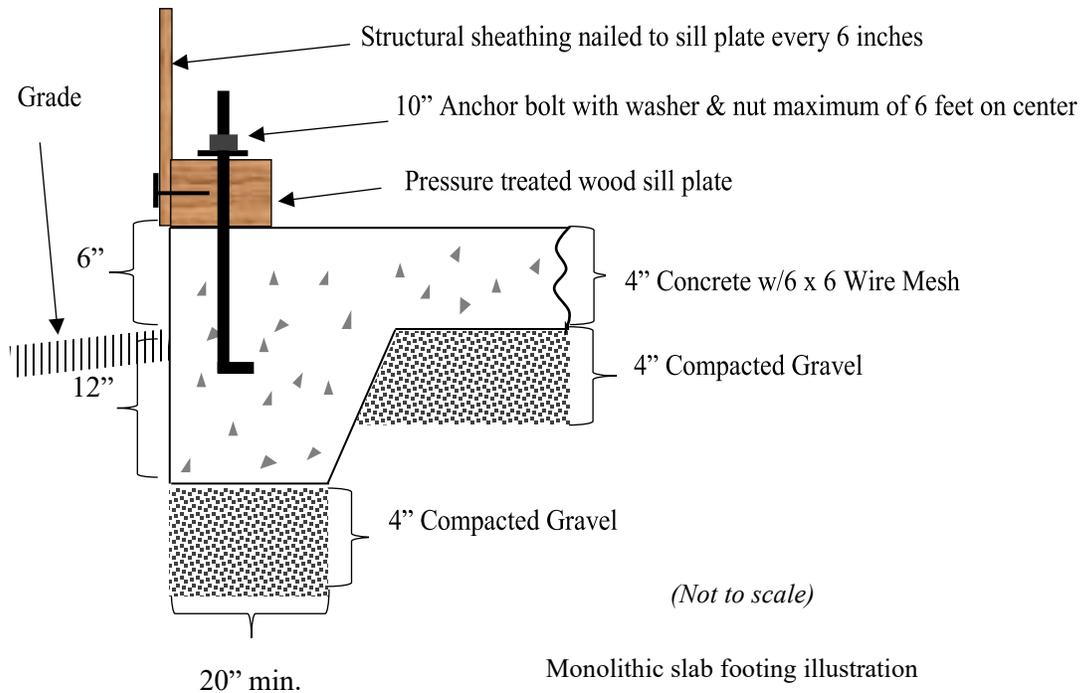
Lot coverage measures the cumulative ground coverage of all non-permeable surfaces on a lot (driveways, house, shed, patio, deck, etc.) Planned Unit Developments and subdivisions may have specific lot coverage requirements.

- The maximum cumulative number of accessory buildings on lot is two.

## **Construction Requirements**

- Footings for detached garages shall be constructed as follows:
- The bottom of the concrete slab on grade footing shall be not less than 12 inches below the finished grade.
- The minimum distance from finished grade to top of slab is 6 inches.
- Four inches of compacted gravel shall be placed at the bottom of the footings.
- 4-inch-thick concrete slab shall be poured over 4 inches of compacted gravel.

- 10-inch anchor bolts placed seven inches into the concrete shall be spaced a maximum of six feet apart.
- The slab shall not be less than four inches thick.



- Detached garages greater than 600 square feet require an 8-inch x 42-inch deep concrete trench foundation, or a footing and wall foundation.
- A pressure treated or other rot resistant sill plate is required to be attached with anchors.
- The maximum spacing of wall studs in a single story detached garage is 24 inches. The maximum stud spacing in a detached garage with multiple stories is 16 inches.
- Walls with overhead garage door openings require solid wall bracing panels in accordance with Section R602.10.6.3 of the 2021 International Residential Code.
- Rafters and joists shall be fastened to the top plate of the wall with two 16d box nails toe nailed on one side of the rafter/joist and one 16d box nail toe nailed on the opposite side of the rafter/joist.
- Rafter ties are required to be a minimum of 2"x 4" with maximum spacing of 4' on-center.
- Truss systems shall be attached to the wall per the manufacturer's instructions.
- A minimum 7/16-inch-thick sheathing is required for roof decks.
- Roof sheathing panels shall be staggered and fastened to framing with 8d common nails spaced every six inches on the edges and every 12 inches to the intermediate supports.
- Any cutting of brick, stone, and/or concrete must be done using the "wet-saw" method, or under the protection of an enclosed tent that completely contains the air-borne particulates produced by cutting.